

Hudson County CARES Act Eviction Prevention Program

Application will be open from 8am on August 24th through 5pm on September 2nd

<https://cares.hcnj.us>

Program Overview

The CARES Act Eviction Prevention program will provide up to 6 months of back rent for households who have fallen behind as a result of COVID-19. Applicants must complete the online application and include all required attachments. Alternatively, physical locations and a phone number will be made available for those unable to apply online. Funds will be provided directly to the landlord.

Eligibility

1. COVID-19 Related Housing Crisis

Households must document that the need for rental assistance is tied to COVID-19. Households must be current on rent as of March 1, and sign certification that income loss/reduction is as a result of COVID-19.

2. Income

Households must have *current* income below 80% AMI:

	Household Size							
AMI	1	2	3	4	5	6	7	8
80%	\$55,250	\$63,150	\$71,050	\$78,900	\$85,250	\$91,550	\$97,850	\$104,150

3. Lack of Resources to Prevent Eviction

Households must certify that they lack other resources to prevent an eviction. Households will be required to use unrestricted cash assets in excess of \$2,500 to assist in paying arrears.

4. Sustainability

Households must document sufficient income to pay rent moving forward. This can be documented through employment, un-employment benefits and/or documentation of imminent return to work. In part sustainability will be determined if household is paying less than 50% of gross income as rent.

5. Required Documentation

- Current income documentation
- Copy of Lease
- Copy of Court Summons or Notice to Quit (If Applicable)

6. Rent Arrears

Up to 6 months of rental assistance can be provided. Rent should not be more than 50% of gross income. First eligible month is April 2020.

7. Duplication of Benefits

Applicants must certify that they have not received any other rental assistance for the same months covered under this program. Households with a housing voucher will first be assisted to complete a rent recalculation before assistance is provided. Landlords must also certify that they have not received grant funding from other sources to cover back rent.